

Document # 4758

MEMORANDUM

May 15, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: EDITH M. NETTER, ASSISTANT DIRECTOR FOR LAND USE
AND ENVIRONMENTAL POLICY
LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on forty-eight zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Categories</u>	<u>Approval</u>	<u>Denial</u>	<u>Recommendations</u> <u>Denial w/o</u> <u>Prejudice</u>	<u>Deferral</u>
Residential conversions	11	2		4
New housing or rehabilitation	9			7
Residential (building expansions, subdivisions, etc.)	4			2
Parking; gas stations; repair garages	2			
Industrial; chemical storage	2			
Institutional-Recreational	1			1
Commercial; office; business	1	1		
Hotels; restaurants	1			1
Signs				

We recommend approval of eleven residential conversions:

- Z-8536. 403 Main Street, Charlestown. Three-family dwelling.
- Z-8537. 94 Hillside Street, Roxbury. Three-family dwelling.
- Z-8547. 44 Lexington Street, East Boston. Three-family dwelling.
- Z-8562. 192-194 Athens Street, South Boston. Three-family dwelling.
- Z-8568. 83 Beacon Street, Hyde Park. Two-family dwelling.
- Z-8573. 41 Pearl Street, Charlestown. Three-family dwelling.
- Z-8534. 6 Waterlow Street, Dorchester. Two-family dwelling.
- Z-8456. 1 Berkshire Street, Dorchester. Three-family dwelling.

Z-8594. 12 Hawthorne Street, Roslindale. Two-family dwelling.

Z-8595. 60 Arlington Street, Hyde Park. Six lodgers.

Z-8599. 37 Erie Street, Dorchester. Twelve apartments.

We recommend approval of nine new housing or rehabilitation referrals:

Z-8528. 61 Hancock Street, Dorchester. One-family dwelling.

Z-8544. 91 Lenoxdale Avenue, Dorchester. Two-family dwelling.

Z-8579. 63-65 Bynner Street, Jamaica Plain. Two-family dwelling.

Z-8596- 296-298 West Fifth Street, South Boston. Two-family dwelling.
8597.

Z-8628- 18-20 Hamilton Street, Hyde Park. One-family dwelling.
8629.

Z-8659- 1-1a Cottage Street, 161-163 West Ninth Street, 165 E Street, South
63. Boston. Five one-family dwellings.

Z-8725- 150-168 Camden Street, 801 Tremont Street, 1 New Street,
8738. 650-650R Columbus Avenue, Boston. 135 Apartments.

Z-8712- 28-34 Seaverns Avenue, Jamaica Plain. Twelve apartments.
8713.

Z-8466. 72 Robinwood Avenue, Jamaica Plain. Five apartments.

We recommend approval of four residential building expansions, subdivisions:

Z-8588. 15 Hereford Street, Boston. Penthouse addition.

Z-8636. 259 Marlborough Street, Boston. Family room addition.

Z-8670. 33 Johnson Street, West Roxbury. Family room addition.

Z-8631. 22A Myrtle Street, Boston. Subdivision.

We recommend approval of two parking referrals:

Z-8535. 1085-1087 Boylston Street, Boston. Off street parking - 35 cars.

Z-8576- 49-51-52-56 Chatham Street, Boston. Off street parking - 52
8577. spaces.

We recommend approval of two institutional-recreational referrals:

Z-8591. 105 Crawford Street, Roxbury. Day care center.

Z-8690. 60 Paris Street, East Boston. Veterans post and hall.

We recommend approval of one commercial, office, business referral:

Z-8505. 5-7 Broad Street, Boston. Microcomputer school.

We recommend approval of one restaurant referral:

Z-8580. 20-26 Charles Street, Boston. Outdoor cafe.

We recommend denial of three referrals:

Z-8546. 79 Pearl Street, Charlestown. Basement apartment inappropriate.

Z-8574. 74 Orchard Street, Jamaica Plain. Accessory office in residential neighborhood.

Z-8585- 1-2 Webster Place, Boston. Basement apartment inappropriate.
8586.

We recommend deferral of fifteen referrals:

Z-8529. 113-115A Quincy Street, Dorchester. Address concerns.

Z-8531. 1099 River Street, Hyde Park. Address issue.

Z-8545. 43 Union Park, Boston. Review with Authority.

Z-8521. 330 Newbury Street, Boston. Address neighborhood concerns.

Z-8570- 5561 Gerrish Street and 44-60 Newton Street, Brighton. Conduct
8572. meeting with community.

Z-8532- 63-67 South Huntington Avenue, Jamaica Plain. Review with
8533. Authority.

Z-8575. 34 Worcester Street, Boston. Review plans with neighborhood association.

Z-8589. 761-773 Huntington Avenue, Roxbury. Resolve issues.

Z-8592- 25-35 Pinecliff Road, West Roxbury. Review with neighborhood
8593. association.

Z-8581. 1953 Dorchester Avenue, Dorchester. Review with Authority.

Z-8598. 7-11 River Street, Dorchester. Review with Authority.

Z-8600. 592 Columbus Avenue, Boston. Review with neighborhood groups.

Z-8633- 100-102 East Brookline Street, Boston. Review with neighborhood
8634. association.

Z-8539- 20-40 Evans Way, Boston. Review with community.
8543.

Z-8587. 101 Revere Street, Boston. Review with community.

BOARD OF APPEAL REFERRALS

May 15, 1986

		<u>Hearing</u>	
*1.	Z-8456	5/22/86	Frank Viafora 1 Berkshire Street, Dorchester
*2.	Z-8466	5/22/86	Stavros Frantiz & Nicholas Warner 72 Robinwood Avenue, Jamaica Plain
3.	Z-8508	5/22/86	Hamilton Realty 5-7 Broad Street, Boston
4.	Z-8521	5/20/86	Jean Pierre Safar 330 Newbury Street, Boston
5.	Z-8528	5/27/86	Florencio J. Lopes 61 Hancock Street, Dorchester
6.	Z-8529	5/27/86	Owen G. Henry, Sr. 113-115A Quincy Street, Dorchester
7.	Z-8531	5/27/86	Kevin Carroll 1099 River Street, Hyde Park
8.	Z-8532-8533	5/22/86	John A. Coppola 63-67 South Huntington Avenue Jamaica Plain
9.	Z-8534	5/27/86	Olive Scott 6 Waterlow Street, Dorchester
10.	Z-8535	5/27/86	Cohen Properties, Inc. 1085-1087 Boylston Street, Boston
11.	Z-8536	5/27/86	403 Main Street Realty Trust 403 Main Street, Charlestown
12.	Z-8537	5/27/86	Carl McPhee 94 Hillside Street, Roxbury
13.	Z-8539-8543	5/20/86	Wentworth Institute of Technology 20-40 Evans Way, Boston
14.	Z-8544	5/27/86	Lawrence S. Smith 91 Lenoxdale Avenue, Dorchester
15.	Z-8545	5/27/86	Budd Whitebook & Holly Patrick 43 Union Park, Boston
16.	Z-8546	5/27/86	Edward J. Higginson 79 Pearl Street, Charlestown
17.	Z-8547	5/27/86	Cynthia A. Alba 44 Lexington Street, East Boston

*not included in original submission

BOARD OF APPEAL REFERRALS

May 15, 1986

		<u>Hearing</u>	
18.	Z-8562-8563	5/20/86	Douglas Cardinale 192-194 Athens Street South Boston
19.	Z-8568	5/20/86	Dawn M. Pandolf 83 Beacon Street, Hyde Park
20.	Z-8570-8572	5/20/86	Marcel Fortin 55-61 Gerrish Street & 44-60 Newton Street, Brighton
21.	Z-8573	5/20/86	Mary Ellen Gildea 41 Pearl Street, Charlestown
22.	Z-8574	5/20/86	Roberta S. Isberg, M.D. 74 Orchard Street, Jamaica Plain
23.	Z-8575	5/22/86	Doyle Realty 34 Worcester Street, Boston
24.	Z-8576-8577	5/20/86	Philip F. Coury (Lessee) 49-51 & 52-56 Chatham Street Boston
25.	Z-8579	5/27/86	Joseph Antonellis 63-65 Bynner Street, Jamaica Plain
26.	Z-8580	5/27/86	Rebecca Caras 20-26 Charles Street, Boston
27.	Z-8581	5/20/86	Paul Meehan 1953 Dorchester Avenue, Dorchester
28.	Z-8585-8586	5/20/86	Frank J. Freitas 1-2 Webster Place, Boston
*29.	Z-8587	5/20/86	P.W. Smith & Susan Cory 101 Revere Street, Boston
30.	Z-8588	5/20/86	Thomas Szydlowski & Marcia Coyle 15 Hereford Street, Boston
31.	Z-8589	5/27/86	President & Fellows of Harvard College 761-773 Huntington Avenue, Roxbury
32.	Z-8591	5/22/86	The Crispus Attucks Children's Center, Inc. 105 Crawford Street, Roxbury

*not included in original submission

BOARD OF APPEAL REFERRALS

May 15, 1986

		<u>Hearing</u>	
33.	Z-8592-8593	5/22/86	Thomas J. Galvin 25 & 35 Pinecliff Road, West Roxbury
34.	Z-8594	5/22/86	Leslie J. Arbuckle & Claudia Violette 12 Hawthorne Street, Roslindale
35.	Z-8595	5/22/86	Nora Morley 60 Arlington Street, Hyde Park
36.	Z-8596-8597	5/22/86	Catherine Perez 296-298 West Fifth Street South Boston
37.	Z-8598	5/22/86	Anthony Oliva 7-11 River Street, Dorchester
38.	Z-8599	5/22/86	Mardel Corporation 37 Erie Street, Dorchester
39.	Z-8600	5/22/86	Laurence Fosgate & William Perry 592 Columbus Avenue, Boston
40.	Z-8628-8629	5/20/86	Alfred & Barbara Ridge 18-20 Hamilton Street Hyde Park
*41.	Z-8631	5/27/86	Draz Realty Trust 22A Myrtle Street, Boston
42.	Z-8633-8634	5/22/86	Russell T. Britt 100-102 East Brookline Street Boston
43.	Z-8636	5/22/86	Peggy Huddleston & Jerry Missel 259 Marlborough Street, Boston
44.	Z-8659-8663	5/27/86	Burke Associates 1-1A Cottage Street, 161-163 West Ninth Street, & 165 E Street, South Boston
45.	Z-8670	5/22/86	Robert Finnerty 33 Johnson Street, West Roxbury
46.	Z-8690	5/20/86	Italian American War Veterans, Inc. 60 Paris Street, East Boston
*47.	Z-8712-8713	5/22/86	District 13 Associates, Inc. 28 & 31 Seaverns Avenue, Jamaica Plain

*not included in original submission

BOARD OF APPEAL REFERRALS

May 15, 1986

Hearing

48. Z-8725-8738 5/27/86 Douglass Plaza Associates
Limited Partnership
150-168 Camden Street, 801 Tremont Street,
1 New Street, & 650-650R Columbus Avenue
Boston

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May 15, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
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FROM: EDITH NETTER, ASSISTANT DIRECTOR FOR LAND USE AND
ENVIRONMENTAL POLICY
LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 5/22/86 Z-8456
Frank Viafora
1 Berkshire Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Off-street parking not allowed within required front yard.

Insufficient lot area, width, and frontage.

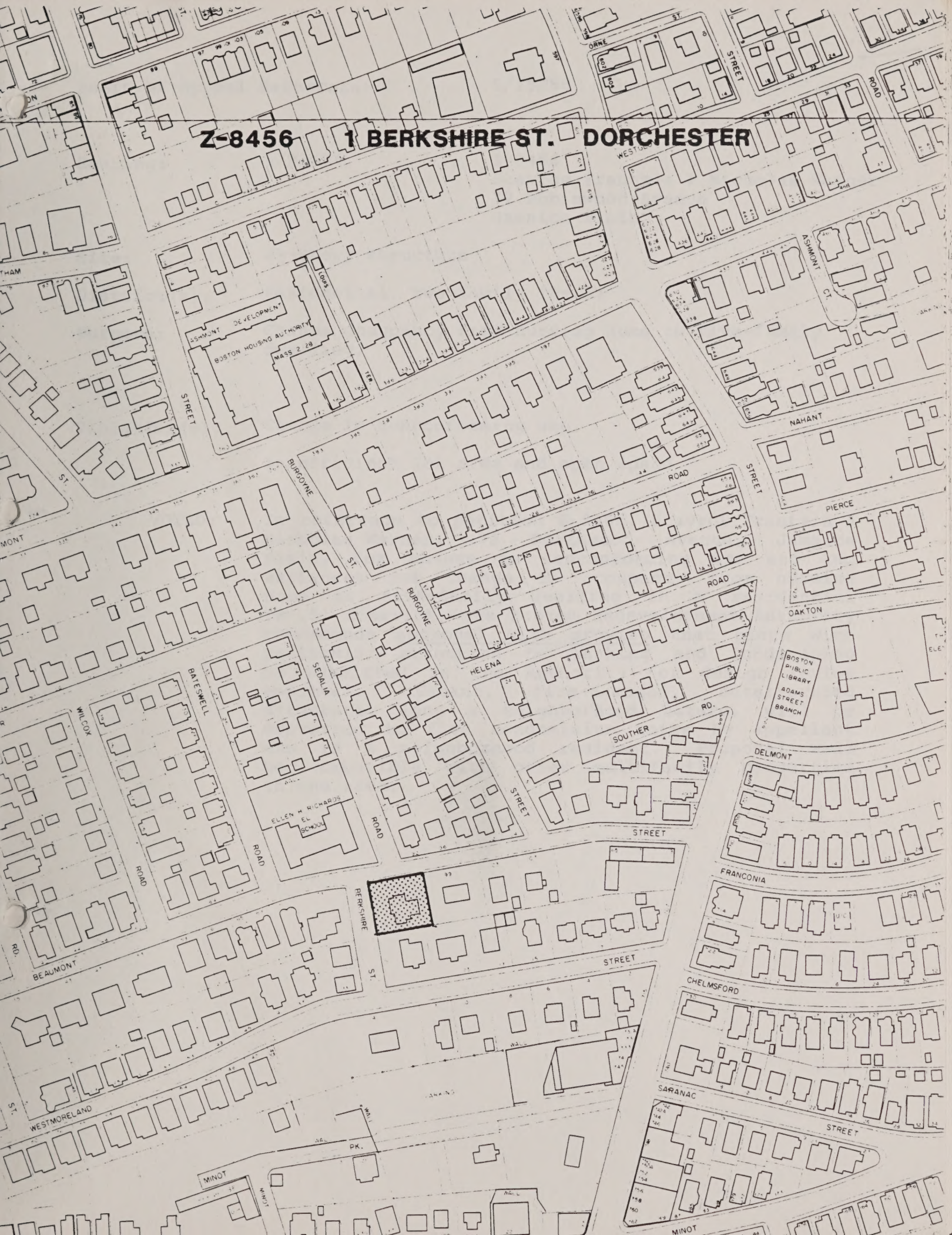
Excessive building height.

VOTED: In reference to petition Z-8456, Frank Viafora, 1 Berkshire Street, Dorchester, for forbidden use and five variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans for any exterior changes be submitted to the Authority for design review approval. Three-family occupancy is compatible with residential one-, two-, and three-family neighborhood.

Z-8456

1 BERKSHIRE ST.

DORCHESTER



Board of Appeal Referrals

5/15/86

Hearing: 5/22/86 Z-8466
Stavros Frantzis & Nicholas Warner
72 Robinwood Avenue
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from nursing home to five-family dwelling.

Violation(s): Change in nonconforming use.
Insufficient lot area and open space.

VOTED: In reference to petition Z-8466, Stavros Frantzis & Nicholas Warner, 72 Robinwood Avenue, Jamaica Plain, for change in nonconforming use and two variances for change of occupancy from nursing home to five-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular attention to parking and landscaping be submitted to the Authority for design review approval. Vacant, fire-damaged, deteriorated structure, long a neighborhood hazard, will be converted to five condominium units by appellant who is a neighborhood resident. Proposal will be compatible with other multifamily properties in the area.



Z-8466 72 ROBINWOOD AVE. JAMAICA PLAIN

Board of Appeal Referrals

5/15/86

3

Hearing: 5/22/86 Z-8508
Hamilton Realty
5-7 Broad Street
Boston

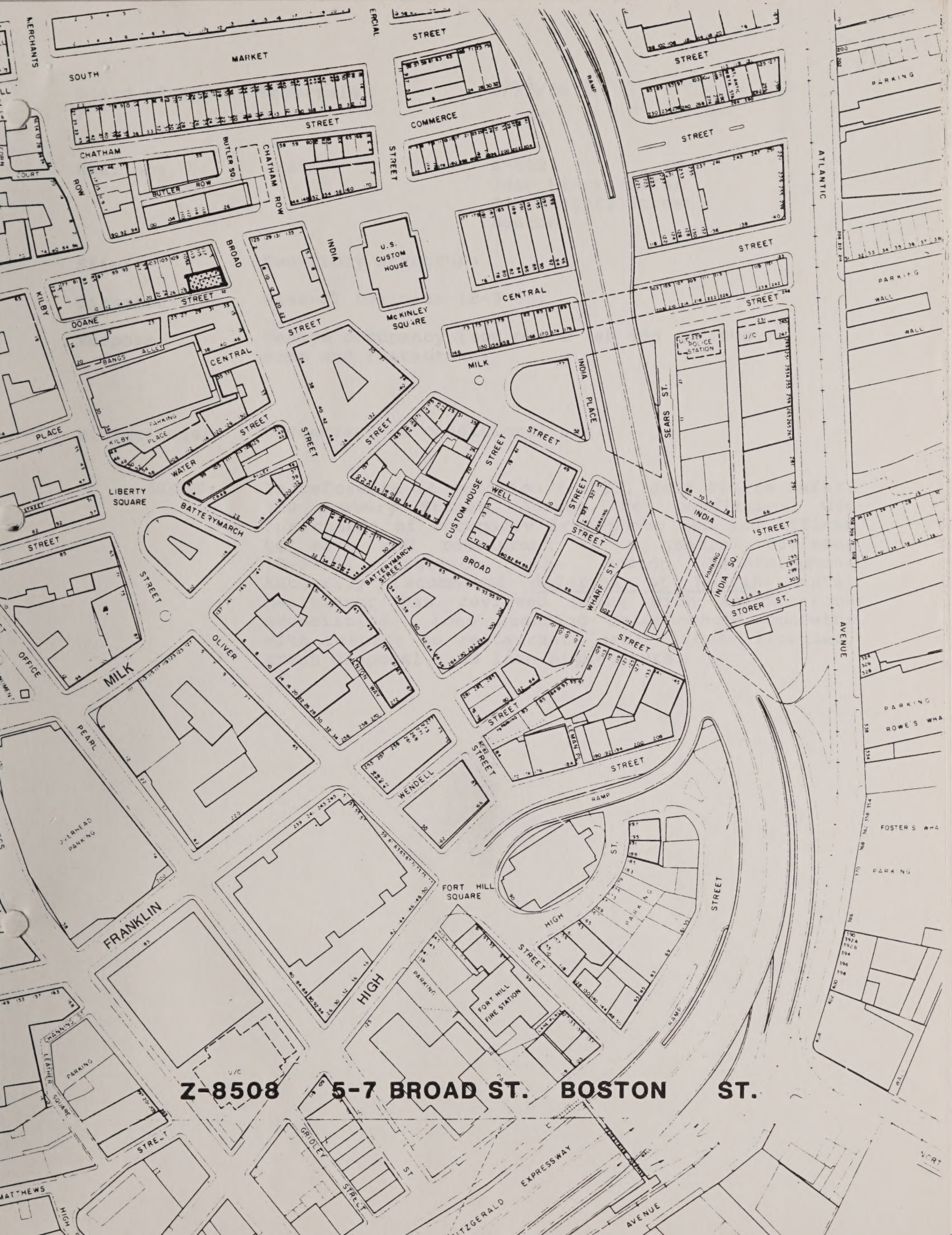
Site: Four-story structure

District(s): General business (B-10)

Purpose: Change occupancy from offices and restaurant to same and private school (microcomputer training center).

Violation(s): School is conditional use.

VOTED: In reference to petition Z-8508, Hamilton Realty, 5-7 Broad Street, Boston, for conditional use for change of occupancy from offices and restaurant to same and private school (microcomputer training center) in a general business (B-10) district, the Boston Redevelopment Authority recommends approval. Third floor of commercial structure to be occupied by the Executive PC Education Center, a private business school, offering microcomputer training courses. Consistent with general business district.



Z-8508 5-7 BROAD ST. BOSTON ST.

Board of Appeal Referrals

5/15/86

4

Hearing: 5/20/86 Z-8521
Jean Pierre Safar
330 Newbury Street
Boston

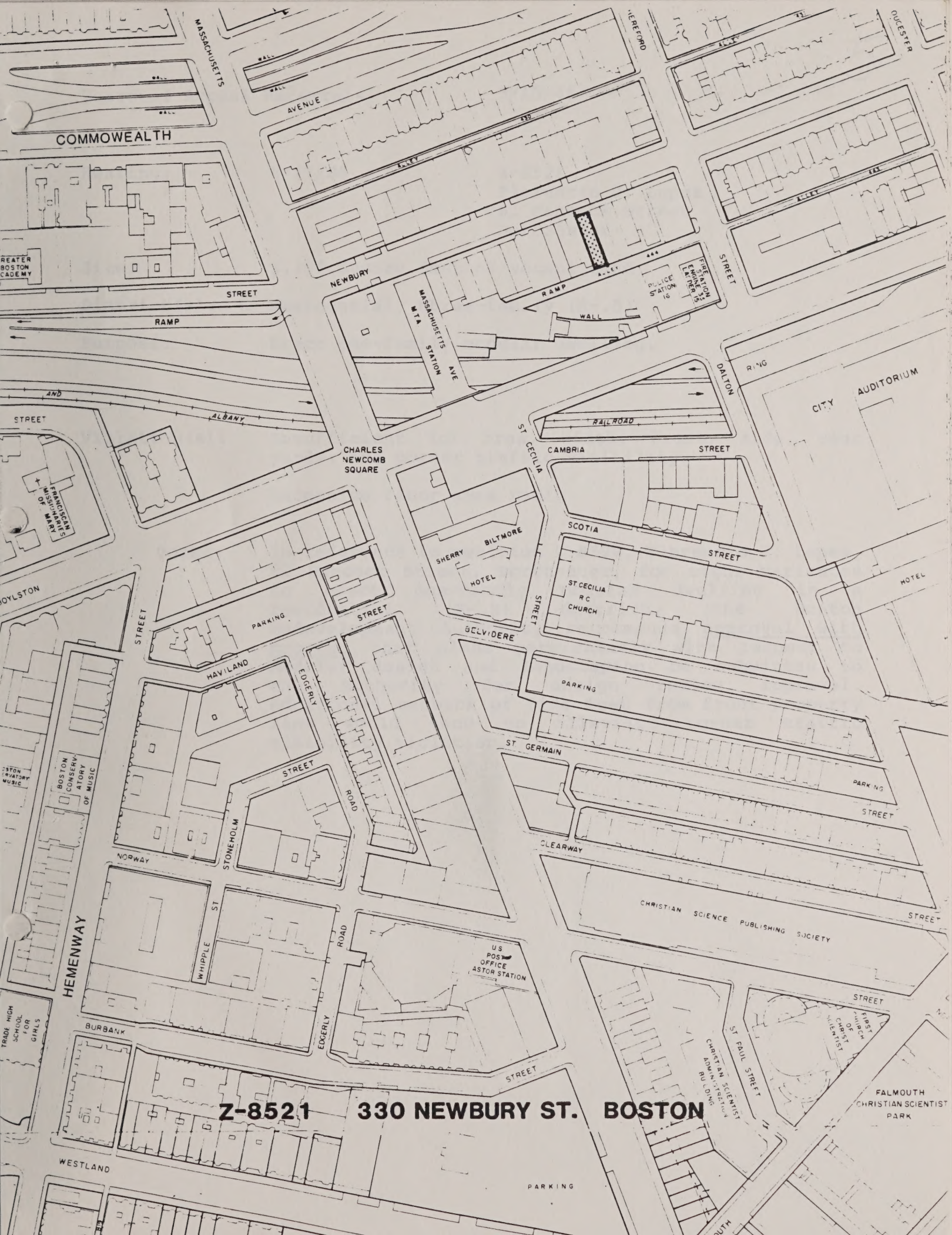
Site: Two-story structure

District(s): General business (B-3-65)

Purpose: Change occupancy from photo lab and offices to
same and restaurant.

Violation(s): Restaurant is conditional use.

VOTED: In reference to petition Z-8521, Jean Pierre Safar,
330 Newbury Street, Boston, for conditional use
for change of occupancy from photo lab and offices
to same and restaurant in a general business
(B-3-65) district, the Boston Redevelopment
Authority recommends deferral of hearing until
petitioner has reviewed plans with neighborhood
association. Long standing neighborhood concerns
with respect to restaurants are: liquor licenses,
trash disposal, and late night hours.



Z-8521

330 NEWBURY ST.

BOSTON

Board of Appeal Referrals

5/15/86

Hearing: 5/27/86 Z-8528
Florencio J. Lopes
61 Hancock Street
Dorchester

Site: 3,252 Square feet of vacant land

District(s): Residential, three-family (R-.8)

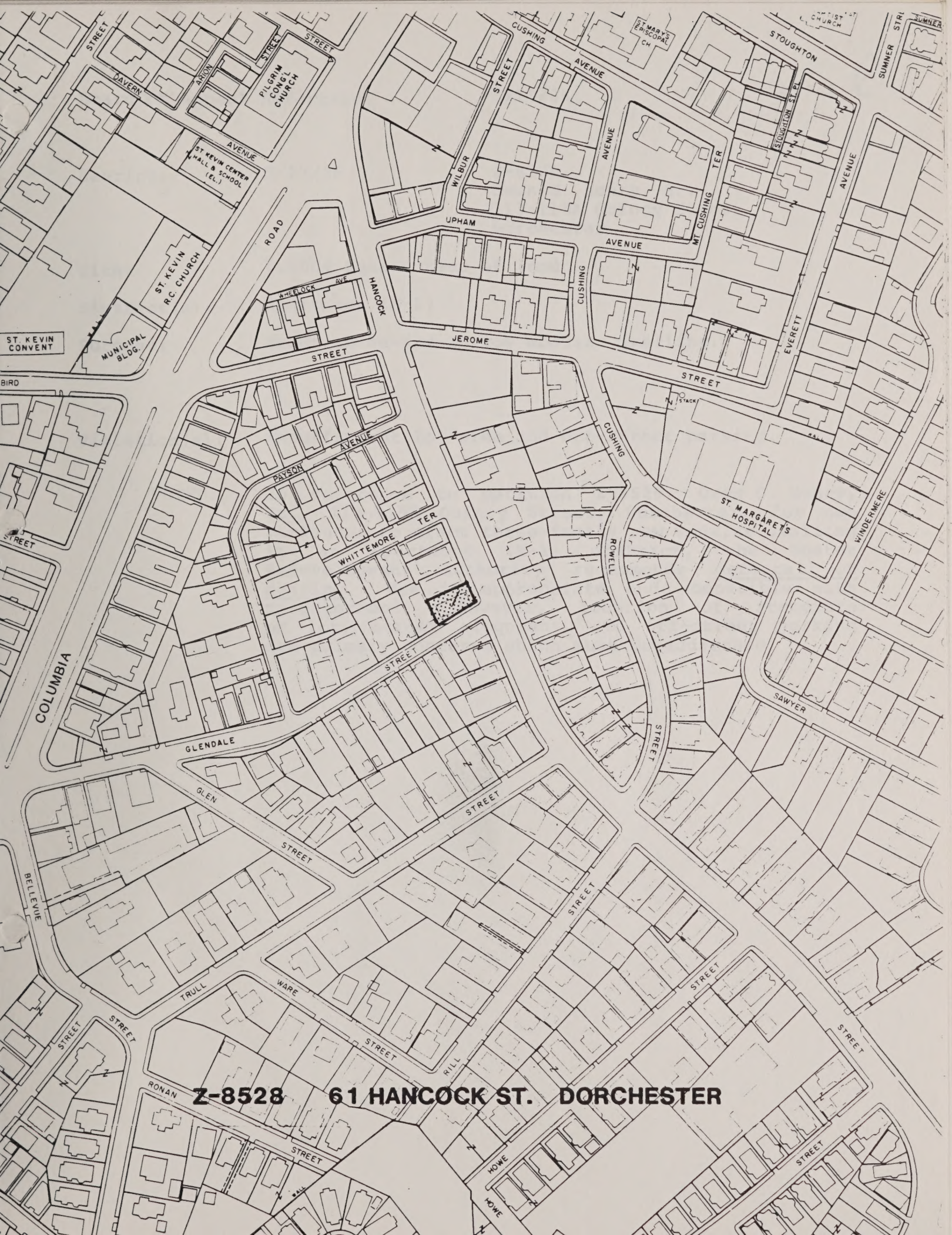
Purpose: Erect one-family modular dwelling.

Violation(s): Insufficient lot area, width, front, side, rear
yards, and corner traffic visibility.

Excessive floor area ratio.

VOTED: In reference to petition Z-8528, Florencio J. Lopes,
61 Hancock Street, Dorchester, for eight variances
to erect one-family modular dwelling in a
residential (R-.8) district, the Boston
Redevelopment Authority recommends approval with
proviso that plans particularly with respect to
modular design and landscaping be submitted to
the Authority for design review approval.
Additional setback of five feet from front property
line would tend to alleviate corner traffic
visibility violation.

Z-8528 / 61 HANCOCK ST. DORCHESTER



Z-8528 61 HANCOCK ST. DORCHESTER

Hearing: 5/27/86 Z-8529
Owen G. Henry, Sr.
113-115A Quincy Street
Dorchester

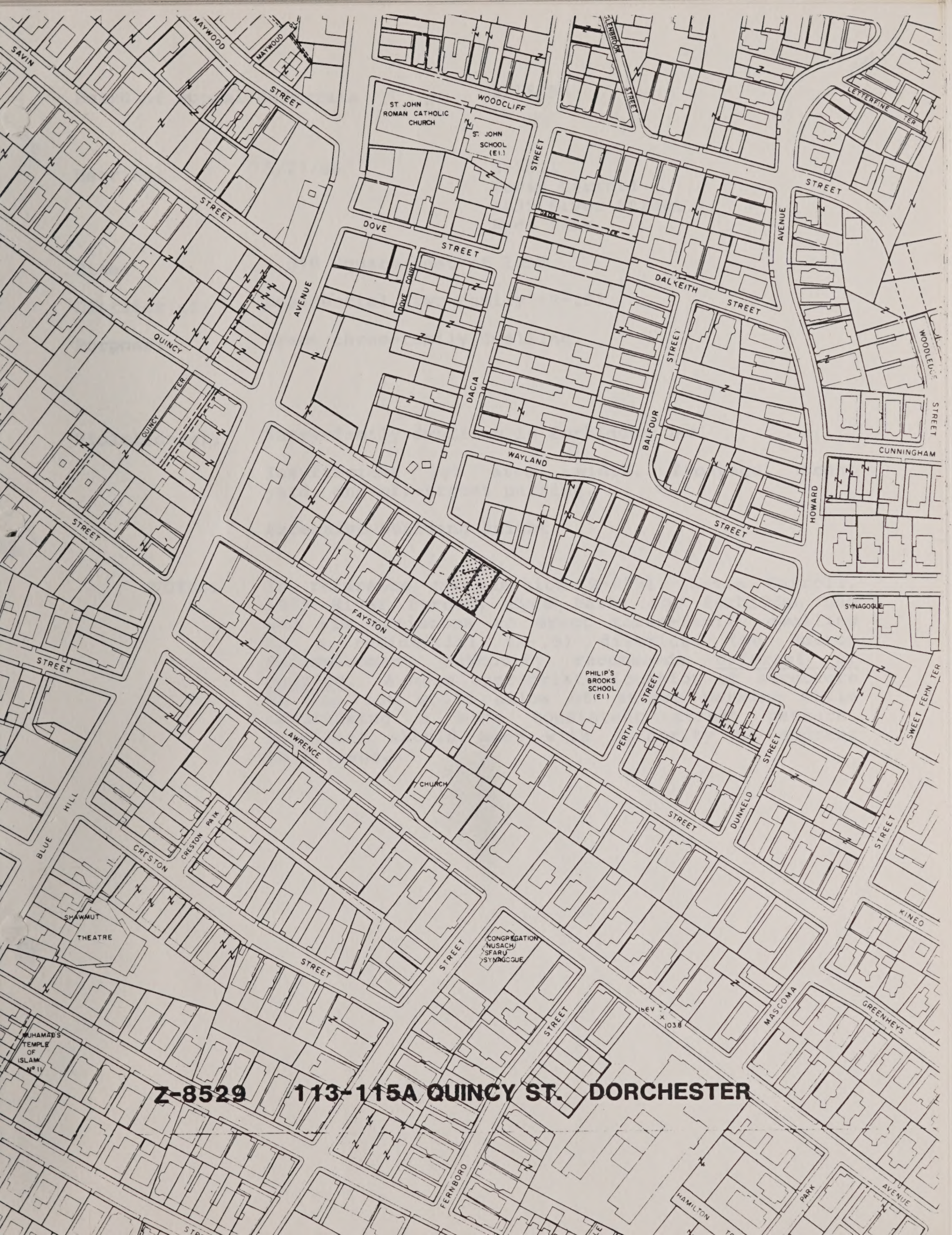
Site: 6,0004 Square feet of land

District(s): Apartment (H-1)

Purpose: Erect three-family row modular dwelling.

Violation(s): Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-8529, Owen G. Henry, Sr., 113-115A Quincy Street, Dorchester, for two variances to erect three-family row modular dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral of hearing. Use is appropriate and compatible with neighborhood. However, location of structure on lot, street alignment, and off-street parking are primary concerns which must be addressed.



Z-8529 113-115A QUINCY ST. DORCHESTER

7

Hearing: 5/27/86 Z-8531
Kevin Carroll
1099 River Street
Hyde Park

Site: 6,570 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, width, frontage, front yard, and off-street parking.

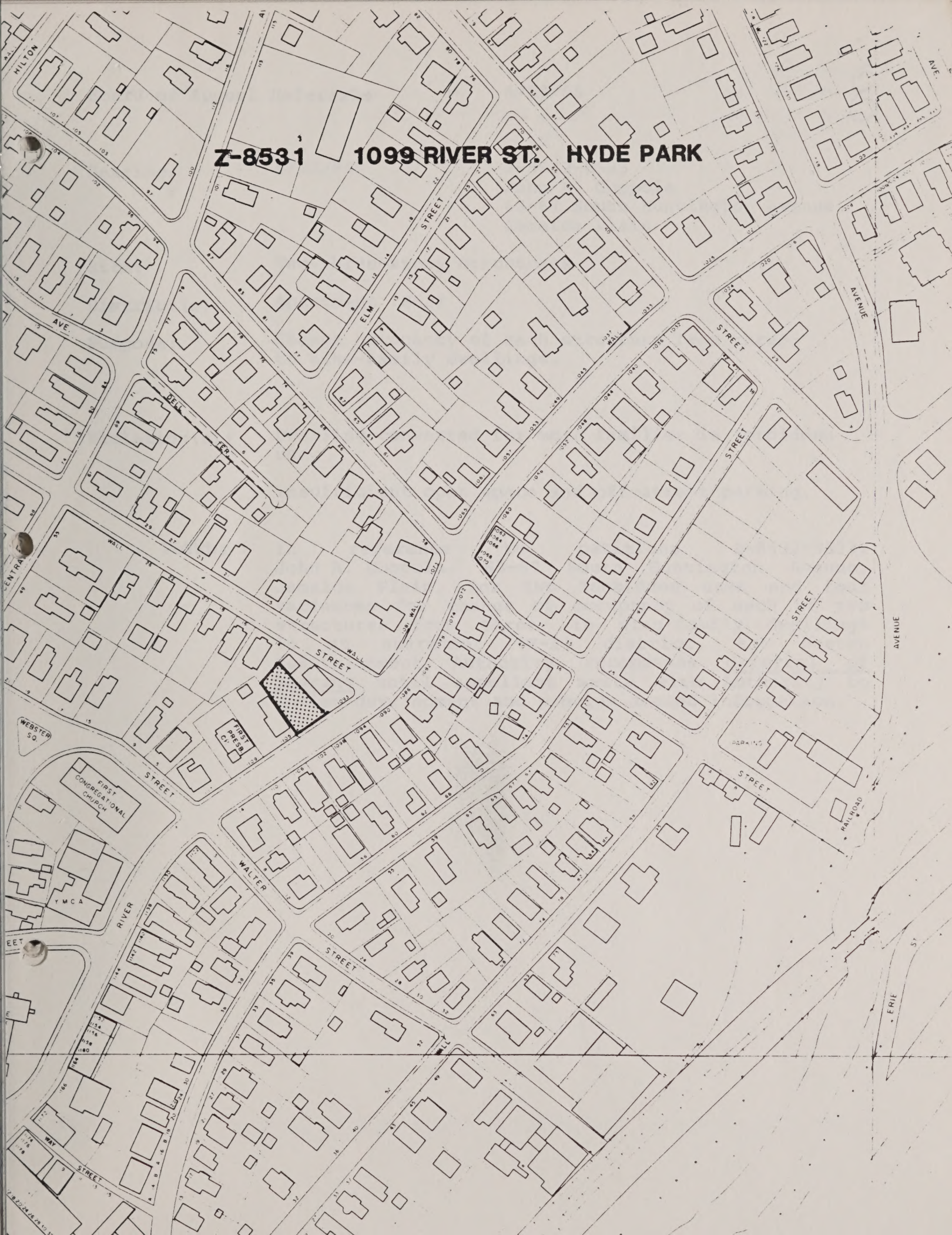
Excessive building height.

VOTED: In reference to petition Z-8531, Kevin Carroll, 1099 River Street, Hyde Park, for forbidden use and six variances to erect three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral of hearing. A more appropriate location of structure on the lot would allow off-street parking while maintaining a more consistent street pattern. Appellant should meet with Authority to address this issue.

Z-8531

1099 RIVER ST.

HYDE PARK



Hearing: 5/22/86 Z-8532-8533
John A. Coppola
63-67 South Huntington Avenue
Jamaica Plain

Site: Two three-story structures

District(s): Apartment (H-2)

Purpose: Change occupancy of each structure from three-
to nine-family dwellings.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient open space and off-street parking.

VOTED: In reference to petitions Z-8532-8533,
John A. Coppola, 63-67 South Huntington Avenue,
Jamaica Plain, for two forbidden uses and four
variances for change of occupancy of each of two
structures from three- to nine-family dwellings
in an apartment (H-2) district, the Boston
Redevelopment Authority recommends deferral of
hearing until appellant meets with Authority to
review development and provide needed information.



Z-8532-8533

63-67 SOUTH HUNTINGTON AVE. JAMAICA PLAIN

Board of Appeal Referrals

5/15/86

9

Hearing: 5/27/86 Z-8534
Olive Scott
6 Waterlow Street
Dorchester

Site: 2½-Story vacant structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-8534, Olive Scott, 6 Waterlow Street, Dorchester, for forbidden use and variance for change of occupancy from one- to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Vacant, neglected structure will be restored to viable occupancy.



Z-8534 6 WATERLOW ST. DORCHESTER

Board of Appeal Referrals

5/15/86

Hearing: 5/27/86 Z-8535
Cohen Properties, Inc.
1085-1087 Boylston Street
Boston

Site: Parking lot

District(s): Apartment (H-3)

Purpose: Continue use of parking lot for fee for 35 cars.

Violation(s): Parking lot is forbidden use.
Insufficient front and side yards.

VOTED: In reference to petition Z-8535, Cohen Properties, Inc., 1085-1087 Boylston Street, Boston, for forbidden use to continue use of parking lot for fee for 35 cars in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. A great demand for off-street parking exists in this area. Lot is well maintained.

Z-8535 1085-1087 BOYLSTON ST. BOSTON



COMMONWEALTH

THE SOMERSET HOTEL

GREATER
BOSTON
ACADEMY

STREET

RAMP

BOSTON

AND

STREET

ALBANY

CHARLES
GATE

EAST

BOYLSTON

STREET

PARKING

STREET

HAVILAND

STREET

NORWAY

HEMENWAY

WHIPPLE
ST

BURBANK

WESTLAND

CHARLES
NEWCOMB
SQUARE

SHERRY
BILTMORE
HOTEL

SCOTIA

ST CECILIA
R C
CHURCH

BELVIDERE

PARKING

ST GERMAIN

CLEARWAY

CHRISTIA

U S
POST
OFFICE
ASTOR STATION

STREET

PARKING

Z-8535

1085-1087 BOYLSTON ST. BOSTON

Board of Appeal Referrals

5/15/86

Hearing: 5/27/86 Z-8536
403 Main Street Realty Trust
403 Main Street
Charlestown

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as four-family dwelling.

Violation(s): Insufficient lot area and open space.
Excessive floor area ratio.

VOTED: In reference to petition Z-8536, 403 Main Street Realty Trust, 403 Main Street, Charlestown, for three variances to legalize occupancy as four-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval only with the following provisos: that the occupancy be limited to three-family dwelling; that plans be submitted to the Authority for design review approval. No record of legal occupancy. Vacant structure was last used as rooming house. Three-family occupancy is appropriate and compatible with residential neighborhood.



Z-8536

403 MAIN ST.

CHARLESTOWN

Hearing: 5/27/86 Z-8537
Carl McPhee
94 Hillside Street
Roxbury

Site: 3½-Story structure

District(s): Residential, three-family (R-.8)

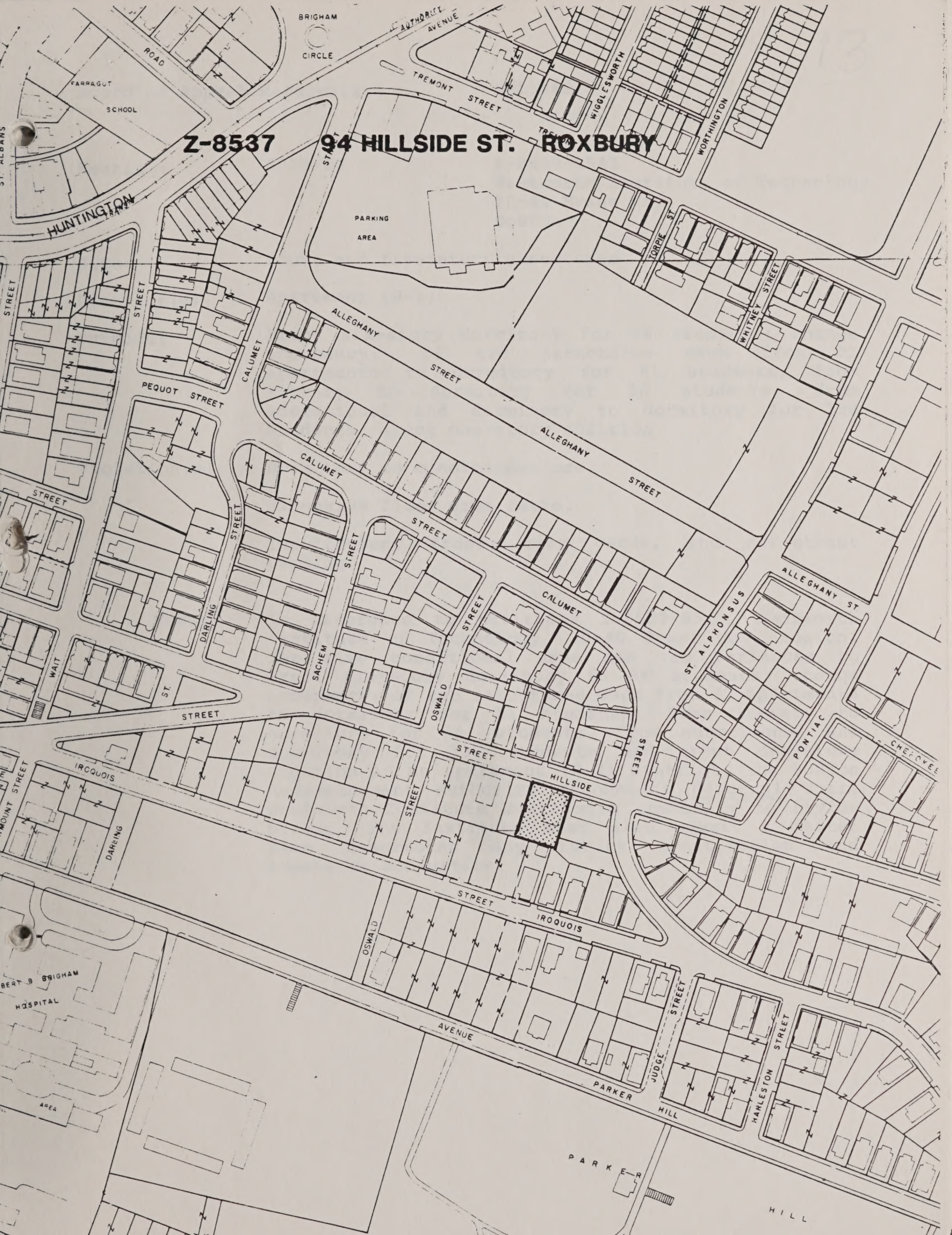
Purpose: Change occupancy from two- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-8537, Carl McPhee, 94 Hillside Street, Roxbury, for forbidden use and three variances for change of occupancy from two- to four-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval only with the following provisos: that the occupancy be limited to three-family dwelling; that plans be submitted to the Authority for design review approval. Conversion of attic space would create an undesirable precedent. Three-family dwelling is more appropriate, desirable and consistent with residential neighborhood.



Z-8537

94 HILLSIDE ST. ROXBURY

Board of Appeal Referrals

5/15/86

Hearing: 5/20/86 Z-8539-8543
Wentworth Institute of Technology
20-40 Evans Way
Boston

Site: Four- and five-story structures

District(s): Apartment (H-2)

Purpose: Erect six-story dormitory for 86 students; change occupancy: of two structures each from 21 apartments to dormitory for 81 students, from library to dormitory for 36 students, from educational and dormitory to dormitory for 138 students; erect one-story addition.

Violation(s): Dormitory is conditional use.

Excessive floor area ratio.

Insufficient front, rear yards, and off-street parking.

VOTED: In reference to petitions Z-8539-8543, Wentworth Institute of Technology, 20-40 Evans Way, Boston, for five conditional uses and ten variances to erect six-story dormitory fo 86 students; change occupancy: of two structures each from 21 apartments to dormitory for 81 students; from library to dormitory for 36 students, from educational and dormitory for 138 students and erect one-story addition in an apartment (H-2) district, the Boston Redevelopment Authority recommends deferral until Wentworth Institute meets with community to review plans. The Institute must also submit a master plan describing any future construction and expansion activities.

Z-8539-8543 20-40 EVANS WAY BOSTON



Hearing:

5/27/86

Z-8544

Lawrence S. Smith
91 Lenoxdale Avenue
Dorchester

Site:

3,600 Square feet of vacant land

District(s):

Residential, two-family (R-.5)

Purpose:

Erect two-family dwelling.

Violation(s):

Insufficient lot area, width, frontage, front,
side, and rear yards.

Excessive building height.

VOTED:

In reference to petition Z-8544, Lawrence S. Smith,
91 Lenoxdale Avenue, Dorchester, for eight variances
to erect two-family dwelling in a residential,
(R-.5) district, the Boston Redevelopment Authority
recommends approval with proviso that plans be
submitted to the Authority for design review
approval. Compatible with mixed
residential-commercial neighborhood. Adequate
off-street parking.

Z-8544

91 LENOXDALE

ST.

DORCHESTER



Hearing: 5/27/86 Z-8545
Budd Whitebook & Holly Patrick
43 Union Park
Boston

Site: 3½-Story structure

District(s): Apartment (H-3)

Purpose: Erect dormer addition to three-family dwelling.

Violation(s): Restricted roof structure district.

VOTED: In reference to petition Z-8545, Budd Whitebook & Holly Patrick, 43 Union Park, Boston, for conditional use to erect dormer addition to three-family dwelling in an apartment (H-3) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant reviews plans with Authority, South End Historical Society, and Union Park Association.

BOSTON

Hearing: 5/27/86 Z-8546
Edward J. Higginson
79 Pearl Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-8546, Edward J. Higginson, 79 Pearl Street, Charlestown, for forbidden use and three variances for change of occupancy from three- to four-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Proposed studio basement apartment is inappropriate; it appears that basement is mostly below grade. Four-family occupancy is inconsistent with one-, two-, and three-family properties on Pearl Street and would create an unwelcome precedent.



Z-8546

79 PEARL ST.

CHARLESTOWN

Board of Appeal Referrals

5/15/86

17

Hearing: 5/27/86 Z-8547
Cynthia A. Alba
44 Lexington Street
East Boston

Site: 2½-Story structure

District(s): Apartment (H-1-40)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-8547, Cynthia A. Alba, 44 Lexington Street, East Boston, for forbidden use and variance to legalize occupancy as three-family dwelling in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends approval. Existing two-family dwelling. Proposed conversion consistent with two- and three-family dwellings in the immediate block.

Z-8547 44 LEXINGTON ST. EAST BOSTON



Z-8547

44 LEXINGTON ST. EAST BOSTON

Hearing: 5/20/86 Z-8562-8563
Douglas Cardinale
192-194 Athens Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as two four-unit apartment structures.

Violation(s): Dwelling converted for more families is forbidden use.

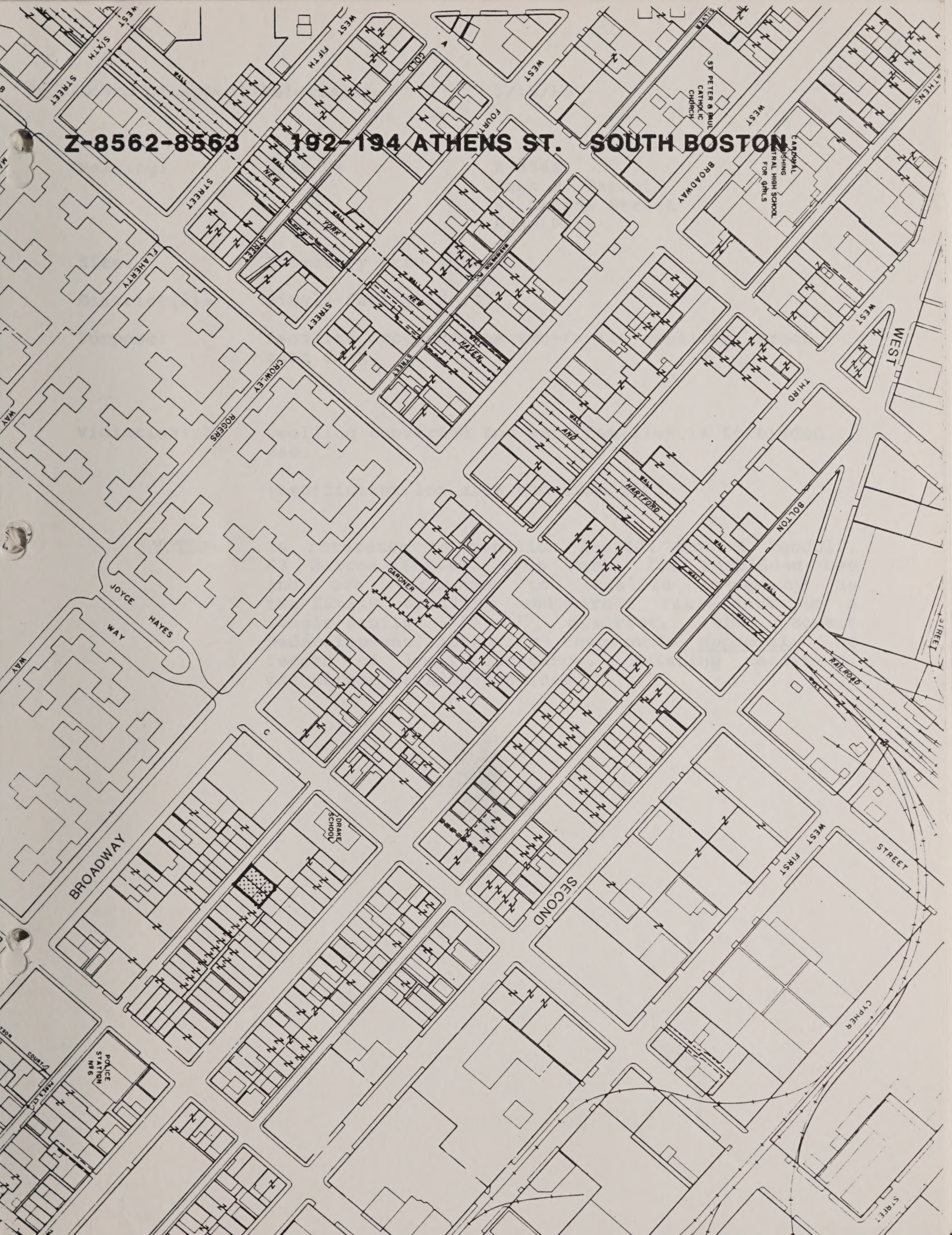
Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petitions Z-8562-8563, Douglas Cardinale, 192-194 Athens Street, South Boston, for two forbidden uses and six variances to legalize occupancy for two four-unit apartment structures in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval only with the following provisos: that occupancy be limited to three apartments, with no basement units; that plans be submitted to the Authority for design review approval. No record of legal occupancy. Basement apartment is inappropriate and does not appear to meet Inspectional Services guidelines. Three-family dwelling compatible with residential neighborhood.

Z-8562-8563

192-194 ATHENS ST. SOUTH BOSTON



Hearing: 5/20/86 Z-8568
Dawn M. Pandolf
83 Beacon Street
Hyde Park

Site: Two-story structure

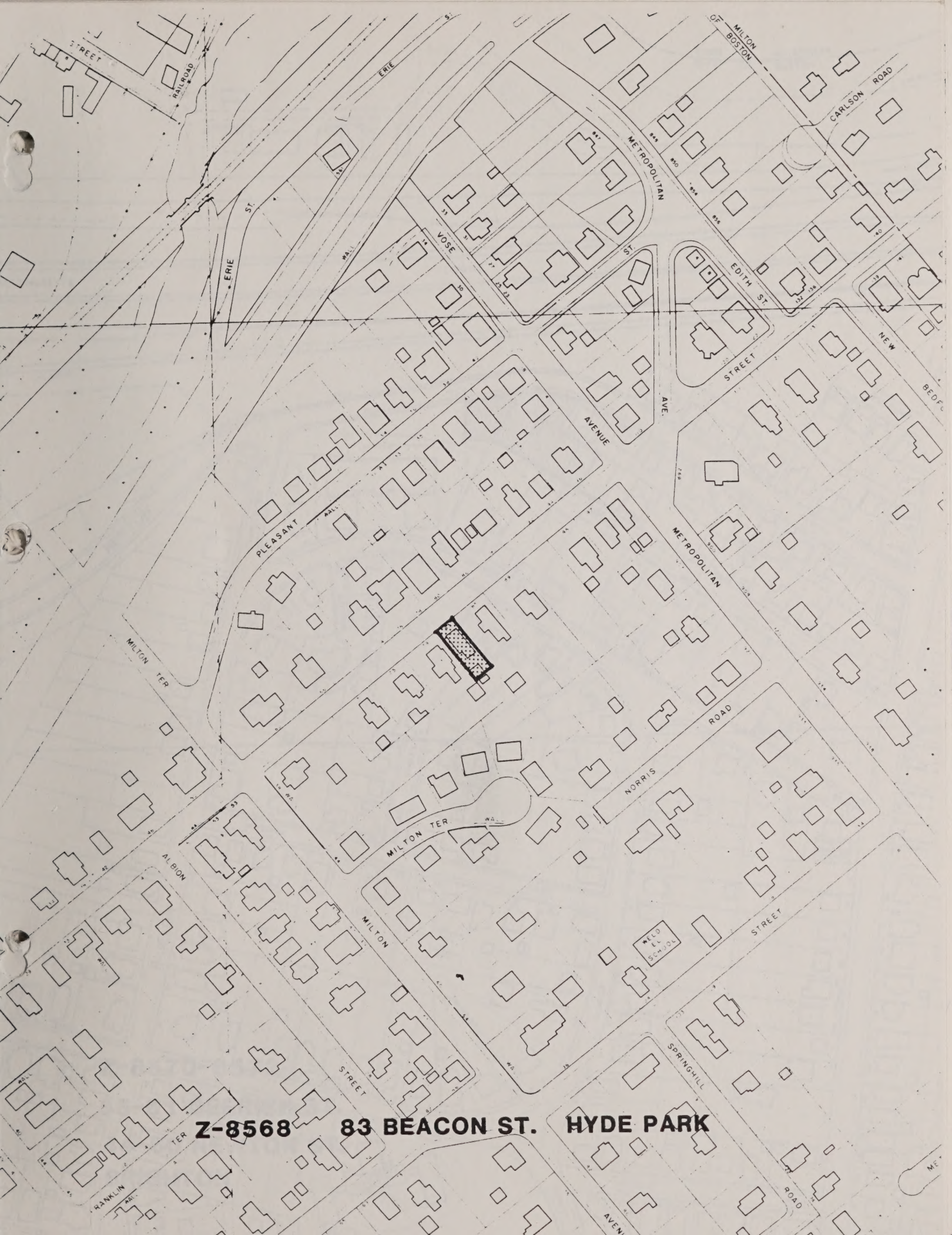
District(s): Single-family (S-.3)

Purpose: Legalize occupancy as two-family dwelling; erect rear deck.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and side yard.

VOTED: In reference to petition Z-8568, Dawn M. Pandolf, 83 Beacon Street, Hyde Park, for forbidden use and two variances to legalize occupancy as two-family dwelling and erect rear deck in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Existing condition. Off-street parking provided.



Z-8568 83 BEACON ST. HYDE PARK

MASSACHUSETTS

TURNPIKE

ALBANY

NEWTON

CHARLESVIEW ST

WALL

WALL

BIGELOW CIR

GERRISH

STREET

WOODMONT ST

STREET

STREET

HARDWICK

DURLAND STREET

COURT

BIGELOW

STREET

DUNBOY

UPCREST

ROAD

Z-8570-8572

55-61 GERRISH ST.

44-60 NEWTON ST.

BRIGHTON

FLORENCE
CRITTENTON
HOSPITAL

FANEUIL CONGREG
CHURCH

Board of Appeal Referrals

5/15/86

Hearing: 5/20/86

Z-8573
Mary Ellen Gildea
41 Pearl Street
Charlestown

Site: Three-story row structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-8573, Mary Ellen Gildea, 41 Pearl Street, Charlestown, for forbidden use and variance to legalize occupancy as three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Three-family dwelling is compatible with the residential neighborhood.



Z-8573

41 PEARL ST. CHARLESTOWN

Board of Appeal Referrals

5/15/86

22

Hearing:

5/20/86

Z-8574

Roberta S. Isberg, M.D.

74 Orchard Street

Jamaica Plain

Site:

2½-Story structure

District(s):

Single-family (S-.5)

Purpose:

Change occupancy from one-family dwelling to same and accessory office (psychiatrist).

Violation(s):

Accessory professional office is conditional use.

VOTED:

In reference to petition Z-8574, Roberta S. Isberg, M.D., 74 Orchard Street, Jamaica Plain, for conditional use for change of occupancy from one-family dwelling to same and accessory professional office in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Office use represents an encroachment in a residential neighborhood and creates a precedent unwanted in this residential neighborhood.



Z-8574

74 ORCHARD ST. JAMAICA PLAIN

Board of Appeal Referrals

5/15/86

Hearing: 5/22/86 Z-8575
Doyle Realty
34 Worcester Street
Boston

Site: Three-story structure

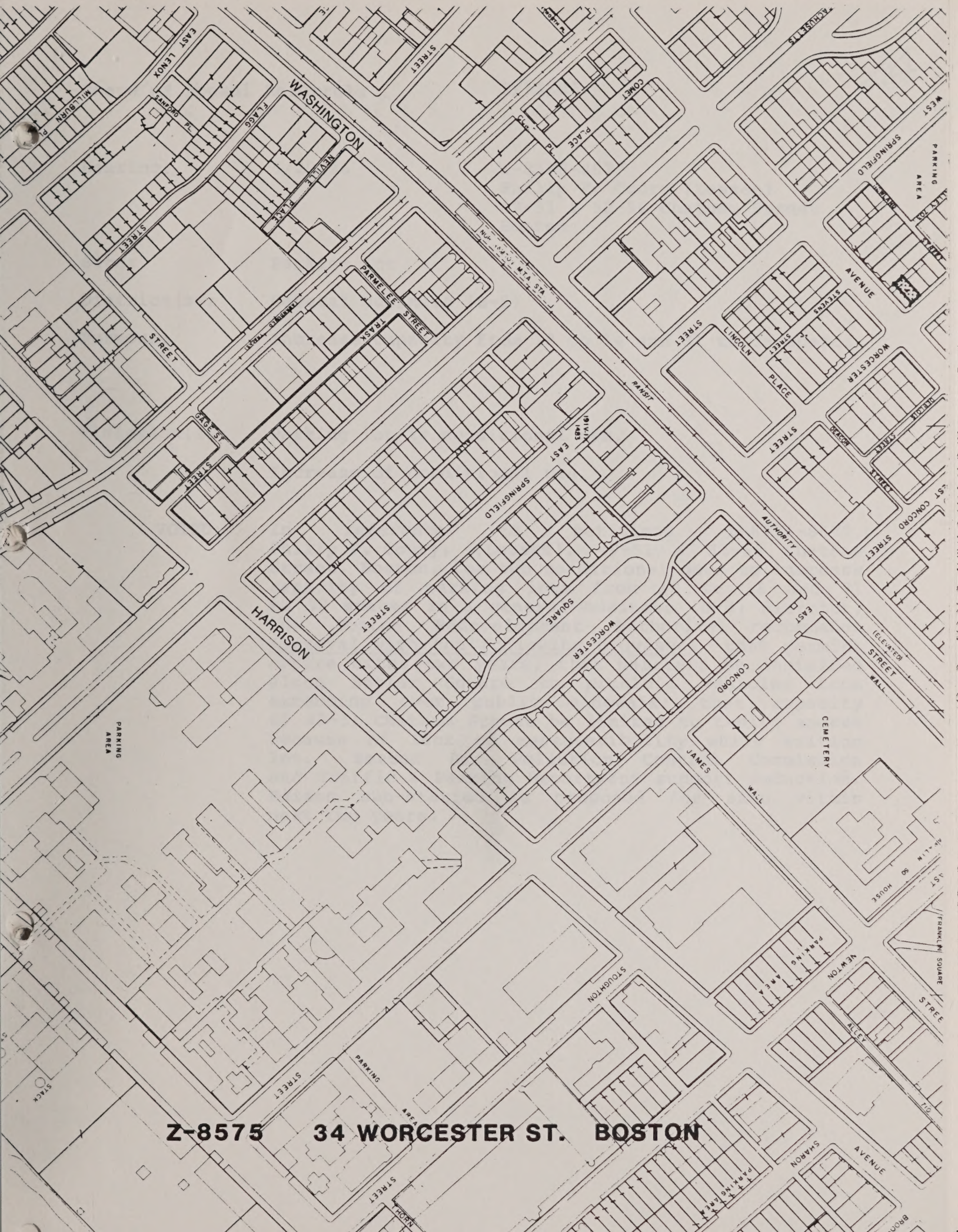
District(s): Apartment (H-2)

Purpose: Change occupancy from lodging house to four apartments.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient open space.

VOTED: In reference to petition Z-8575, Doyle Realty,
34 Worcester Street, Boston, for conditional use
and variance for change of occupancy from lodging
house to four apartments in an apartment (H-2)
district, the Boston Redevelopment Authority
recommends deferral of hearing until appellant
has reviewed plans with Four Square Neighborhood
Association.



Z-8575

34 WORCESTER ST. BOSTON

Hearing: 5/20/86 Z-8576-8577
Philip F. Coury (Lessee)
49-51 & 52-56 Chatham Street
Boston

Site: Parking lot

District(s): General business (B-8)

Purpose: Increase capacity from 10 to 14 and 31 to 38 spaces.

Violation(s): Parking lot is conditional use.
Increase of conditional use.

VOTED: In reference to petitions Z-8576-8577, Philip F. Coury, (Lessee), 49-51 & 52-56 Chatham Street, Boston, for two conditional uses to increase capacity of parking lots from 10 to 14 and 31 to 38 spaces in a general business (B-8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that permits expire after two years; that barriers be installed along Butler Square to prohibit vehicles from extending over public sidewalk; that capacity of 49-51 Chatham Street be limited to twelve spaces because of lack of maneuverability while exiting lot. Boston Air Pollution Control Commission and Traffic & Parking Department support reduction. Edison sub-station is proposed for site within next two years.



Z-8576-8577 49-51 & 52-56 CHATHAM ST. BOSTON

Board of Appeal Referrals

5/15/86

Hearing: 5/27/86 Z-8579
Joseph Antonellis
63-65 Bynner Street
Jamaica Plain

Site: 3,532 Square feet of land

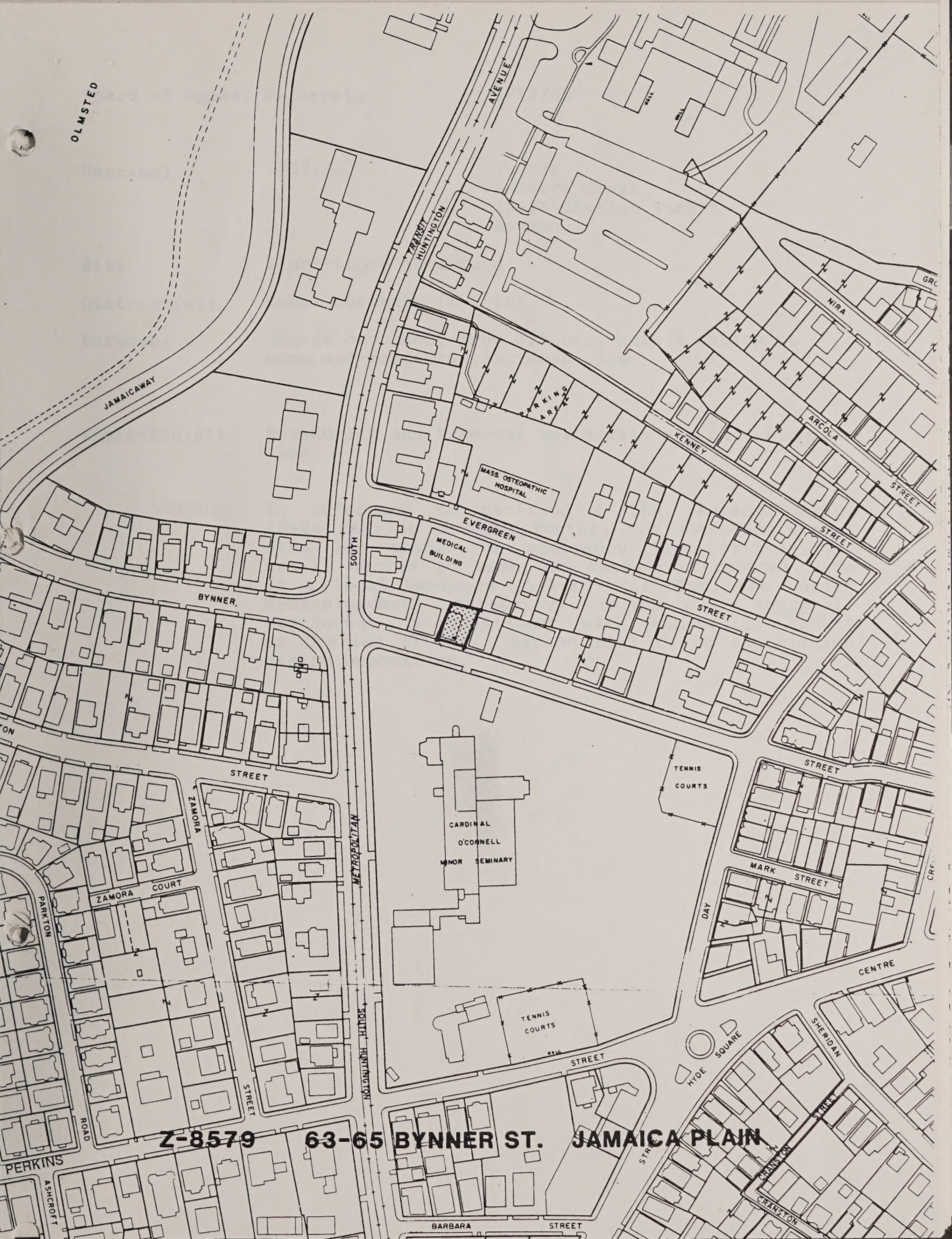
District(s): Residential, three-family (R-.8)

Purpose: Erect modular two-family dwelling.

Violation(s): Insufficient lot area, width, and frontage.

VOTED: In reference to petition Z-8579, Joseph Antonellis, 63-65 Bynner Street, Jamaica Plain, for four variances to erect modular two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of landscaping and two off-street parking spaces be submitted to the Authority for design review approval. Site of former three-story family dwelling. Two-family dwelling compatible with surrounding properties.

OLMSTED



Z-8579

63-65 BYNNER ST.

JAMAICA PLAIN

Board of Appeal Referrals

5/15/86

Hearing: 5/27/86 Z-8580
Rebecca Caras
20-26 Charles Street
Boston

Site: Eight-story structure

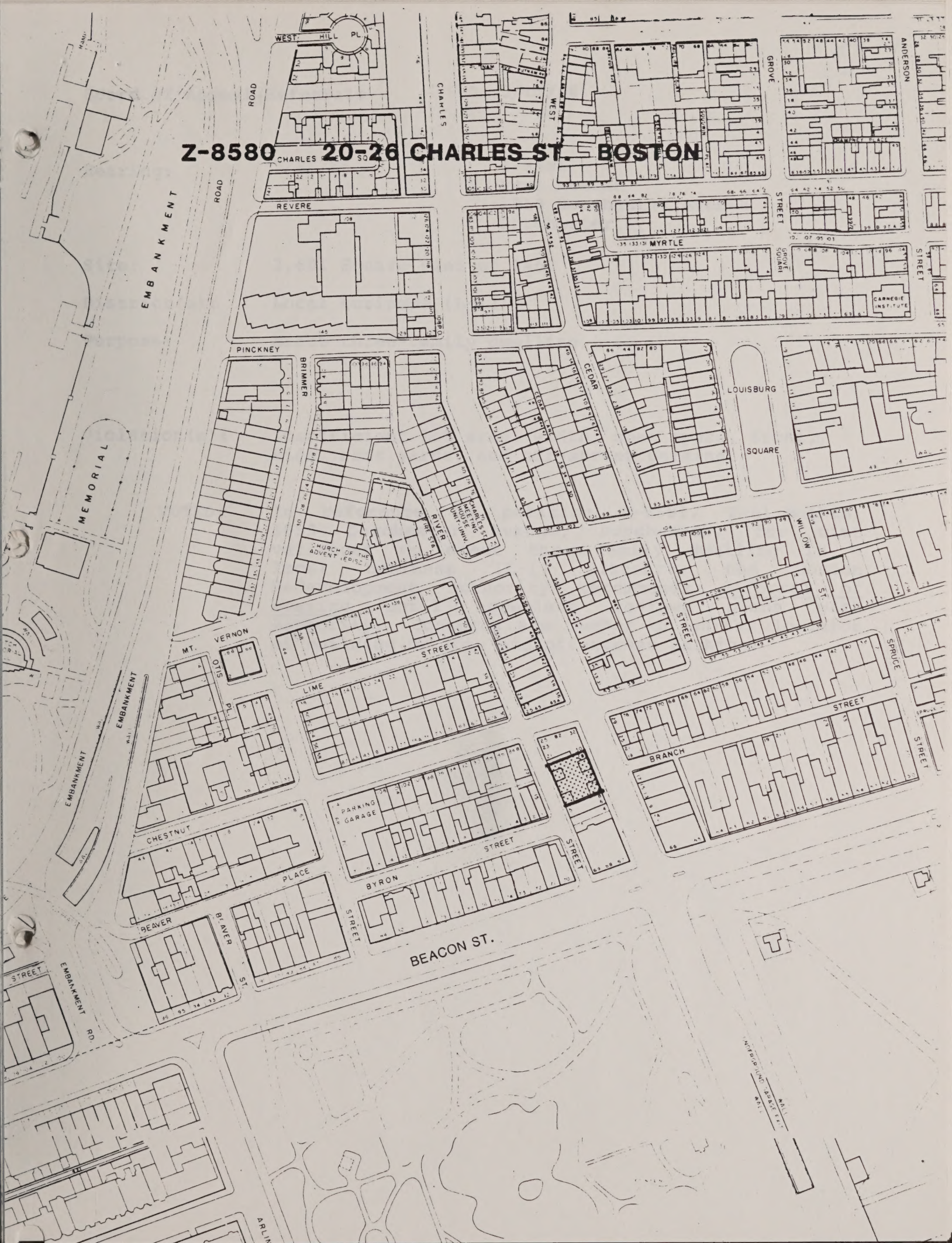
District(s): Local business (L-2-65)

Purpose: Change occupancy from offices, retail stores to
same and restaurant-outdoor cafe.

Violation(s): Restaurant and take-out restaurant are conditional
uses.

VOTED: In reference to petition Z-8580, Rebecca Caras,
20-26 Charles Street, Boston, for two conditional
uses for change of occupancy from offices and
retail stores to same and restaurant-outdoor cafe
in a local business (L-2-65) district, the Boston
Redevelopment Authority recommends approval.
Restaurant is consistent with commercial nature
of Charles Street. Beacon Hill Civic Association
has no opposition.

Z-8580 20-26 CHARLES ST. BOSTON



Board of Appeal Referrals

5/15/86

Hearing:

5/20/86

Z-8581

Paul Meehan

1953 Dorchester Avenue

Dorchester

Site:

2,601 Square feet of land

District(s):

Local business (L-1)

Purpose:

Erect three-family dwelling.

Violation(s):

Insufficient lot area, width, open space, front, side, rear yards, and off-street parking.

VOTED:

In reference to petition Z-8581, Paul Meehan, 1953 Dorchester Avenue, Dorchester, for nine variances to erect three-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant reviews plans with Authority. Concerns are number of units, location of building on lot, and off-street parking.

Z-858-1 1953 DORCHESTER AVE. DORCHESTER



Board of Appeal Referrals

5/15/86

Hearing: 5/20/86 Z-8585-8586
Frank J. Freitas
1-2 Webster Place
Boston

Site: Two three-story structures

District(s): Apartment (H-3)

Purpose: Change occupancy of each from three- to four-family dwellings.

Violation(s): Dwelling converted for more families is forbidden use.

Excessive floor area ratio.

Insufficient open space.

VOTED: In reference to petitions Z-8585-8586, Frank J. Freitas, 1-2 Webster Place, Boston, for two forbidden uses and four variances for change of occupancy of each of two structures from three- to four-family dwellings in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Plans indicate much of basement is below grade with inadequate natural light and ventilation.



Z-8585-8586

1-2 WEBSTER ST BOSTON

Hearing: 5/20/86 Z-8587
P.W. Smith & Susan Cory
101 Revere Street
Boston

Site: Three-story structure

District(s): Apartment (H-2-65)

Purpose: Erect shed dormer and deck additions to rear of
two-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-8587, P.W. Smith & Susan Cory, 101 Revere Street, Boston, for variance to erect shed dormer and deck additions to two-family dwelling in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant meets with community. A primary concern is the impact this proposal will have on adjacent properties.



Z-8587

101 REVERE ST. BOSTON

Board of Appeal Referrals

5/15/86

30

Hearing: 5/20/86 Z-8588
Thomas Szydlowski & Marcia Coyle
15 Hereford Street
Boston

Site: 3½-Story structure

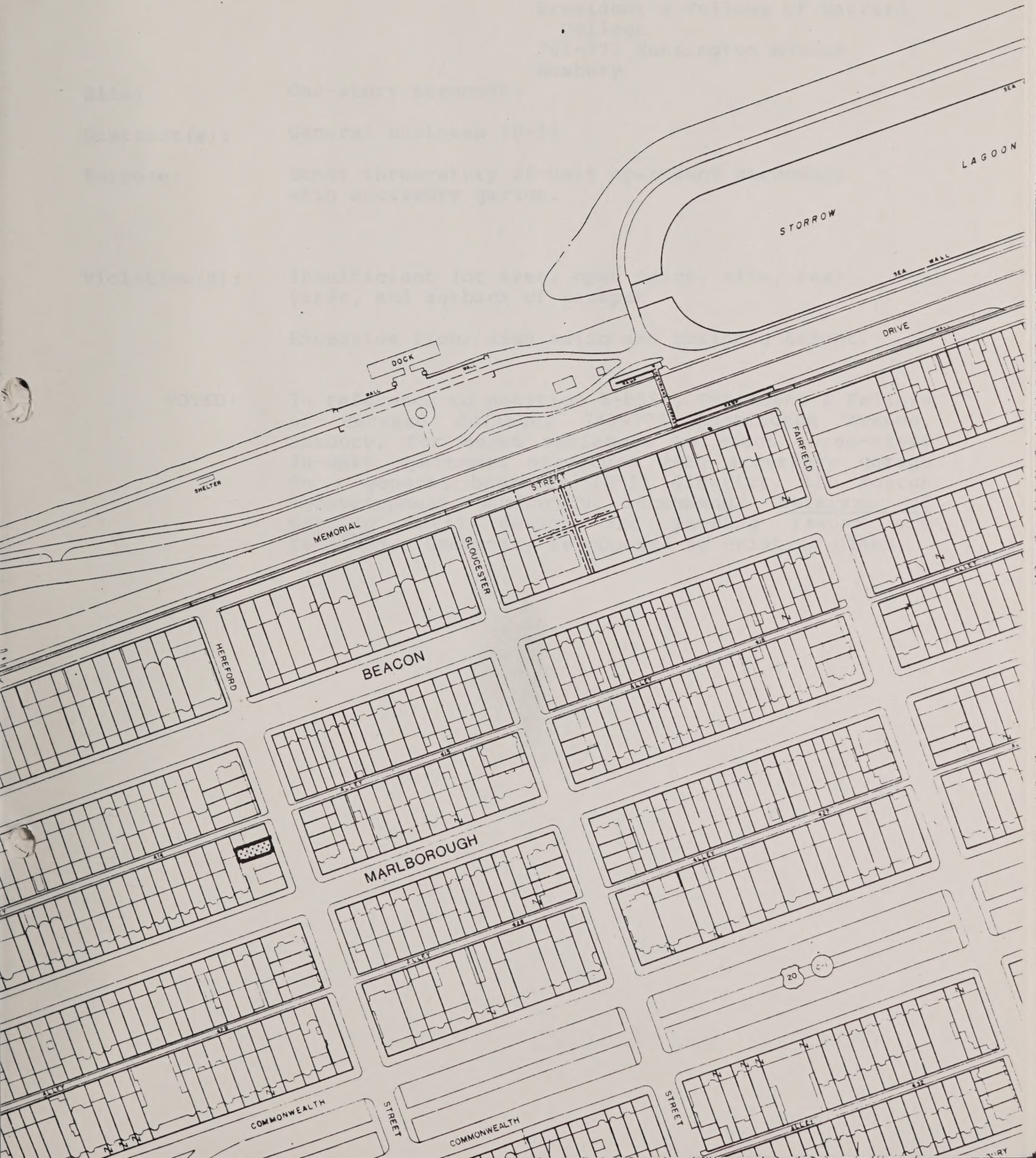
District(s): Apartment (H-3-65)

Purpose: Erect penthouse addition to two-family dwelling.

Violation(s): Restricted roof structure district.

VOTED: In reference to petition Z-8588, Thomas Szydlowski & Marcia Coyle, 15 Hereford Street, Boston, for conditional use to erect penthouse addition to two-family dwelling in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval. Proposal will provide safe access to existing roofdeck. Certificate of Appropriateness has been granted by Back Bay Architectural Commission.

Z-8588 15 HEREFORD ST. BOSTON



Board of Appeal Referrals

5/15/86

31

Hearing: 5/27/86 Z-8589
President & Fellows of Harvard
College
761-773 Huntington Avenue
Roxbury

Site: One-story structure

District(s): General business (B-1)

Purpose: Erect three-story 26-unit apartment structure
with accessory garage.

Violation(s): Insufficient lot area, open space, side, rear
yards, and setback of parapet.

Excessive floor area ratio and building height.

VOTED: In reference to petition Z-8589, President & Fellows
of Harvard College, 761-773 Huntington Avenue,
Roxbury, for seven variances to erect three-story
26-unit apartment structure with accessory garage
in a general business (B-1) district, the Boston
Redevelopment Authority recommends deferral of
hearing until design and parking issues are
resolved. Community is opposed to existing plans.

Z-8589 761-773 HUNTINGTON AVE. ROXBURY



Z-8589

761-773 HUNTINGTON AVE. ROXBURY

Board of Appeal Referrals

5/15/86

Hearing: 5/22/86 Z-8591
The Crispus Attucks Children's
Center, Inc.
105 Crawford Street
Roxbury

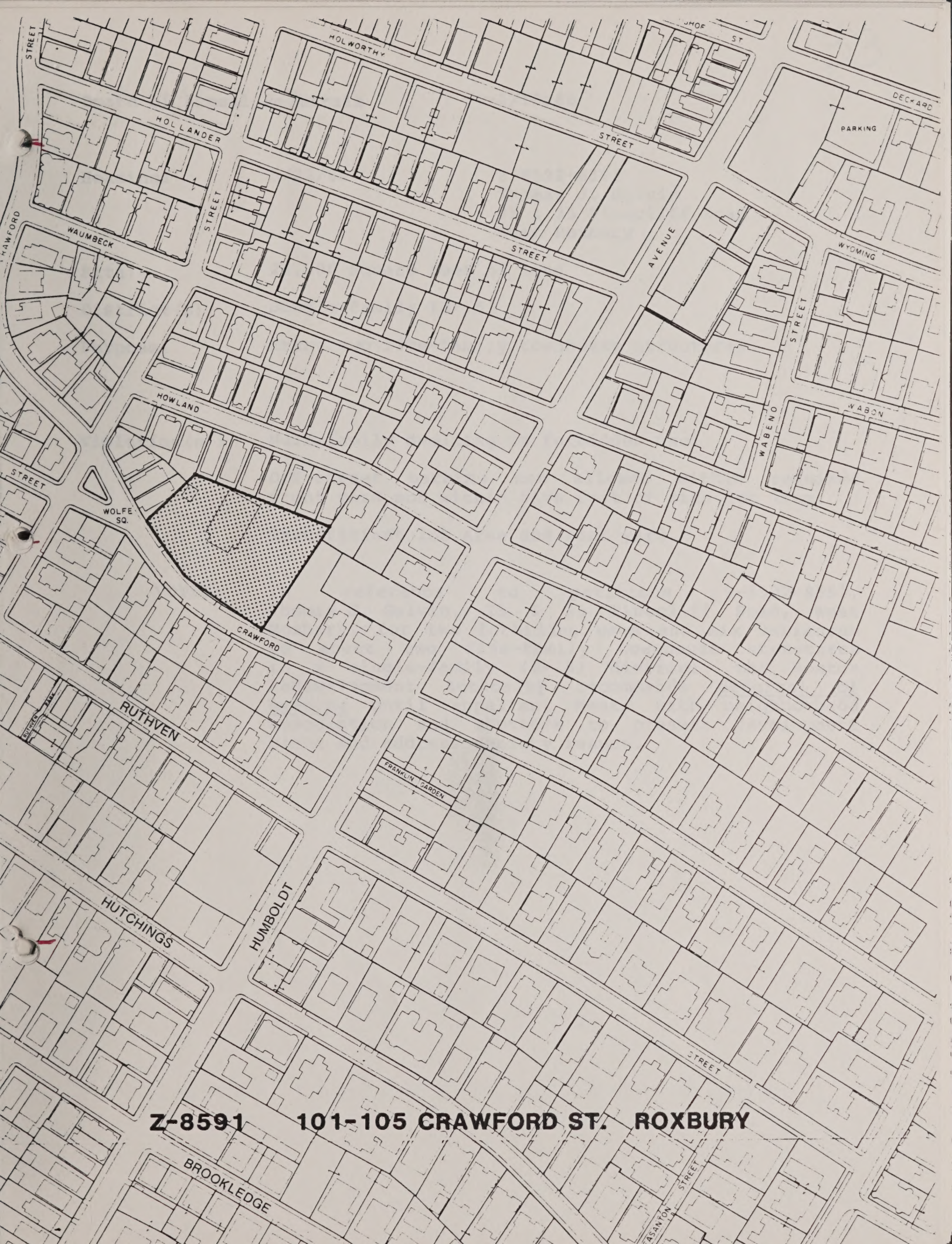
Site: One-story structure

District(s): Residential, three-family (R-.8)

Purpose: Increase capacity of day care center from 130
to 165 children.

Violation(s): Day care center is conditional use.

VOTED: In reference to petition Z-8591, The Crispus Attucks
Children's Center, Inc., 105 Crawford Street,
Roxbury, for conditional use to increase capacity
of day care center from 130 to 165 children in
a residential (R-.8) district, the Boston
Redevelopment Authority recommends approval.
Facility serves a crucial need in the community.
Proposed increase will help to meet State Department
of Social Services and Public Welfare Department
requests for additional accommodations for children
of low-income families.



Z-8591 101-105 CRAWFORD ST. ROXBURY

Board of Appeal Referrals

5/15/86

Hearing: 5/22/86 Z-8592-8593
Thomas J. Galvin
25 & 35 Pinecliff Road
West Roxbury

Site: 28,000 Square feet of land

District(s): Single-family (S-.5)

Purpose: Erect two five-family townhouse structures.

Violation(s): Multifamily dwelling is forbidden use.

Off-street parking not allowed within required front yard nor within five feet of side lot line.

Insufficient lot area and rear yard.

VOTED: In reference to petitions Z-8592-8593, Thomas J. Galvin, 25 & 35 Pinecliff Road, West Roxbury, for two forbidden uses and six variances to erect two five-family townhouse structures in a single-family (S-.5) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant meets with neighborhood association and abutters to present development plans and address density issues.



Z-8592-8593

25-35 PINECLIFF RD. WEST ROXBURY

Board of Appeal Referrals

5/15/86

34

Hearing: 5/22/86 Z-8594
Leslie J. Arbuckle &
Claudia Violette
12 Hawthorne Street
Roslindale

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is conditional
use.

Insufficient lot area.

VOTED: In reference to petition Z-8594,
Leslie J. Arbuckle & Claudia Violette, 12 Hawthorne
Street, Roslindale, for conditional use and variance
for change of occupancy from one- to two-family
dwelling in a residential (R-.5) district, the
Boston Redevelopment Authority recommends approval.
Existing two-family dwelling for more than thirty
years.

Z-8594

12 HAWTHORNE ST.

ROSLINDALE



Hearing: 5/22/86 Z-8595
Nora Morley
60 Arlington Street
Hyde Park

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from one-family dwelling to same
and six lodgers.

Violation(s): Lodging house is forbidden use.

Insufficient lot area.

Excessive floor area ratio.

VOTED: In reference to petition Z-8595, Nora Morley,
60 Arlington Street, Hyde Park, for forbidden
use and two variances for change of occupancy
from single-family dwelling to same and six lodgers
in a single-family (S-.5) district, the Boston
Redevelopment Authority recommends approval with
proviso that plans be submitted to the Authority
for design review approval. Appellant currently
accommodates three lodgers. Use is appropriate
and desirable. A critical shortage of lodging
units exists in the City.

36

Board of Appeal Referrals

5/15/86

Hearing: 5/22/86 Z-8596-8597
Catherine Perez
296-298 West Fifth Street
South Boston

Site: 2½-Story structure

District(s): Apartment (H-1-50) and Local business (L-1)

Purpose: Subdivide; erect two-family dwelling.

Violation(s): Insufficient lot area, width, frontage, and open space.

Excessive floor area ratio.

VOTED: In reference to petitions Z-8596-8597, Catherine Perez, 296-298 West Fifth Street, South Boston, for ten variances to subdivide and erect a two-family dwelling in an apartment (H-1-50) and local business (L-1) districts, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Two-family dwelling is consistent with residential nature of neighborhood.

Z-8596-8597

296-298 WEST FIFTH ST.

SOUTH BOSTON



Board of Appeal Referrals

5/15/86

Hearing: 5/22/86 Z-8598
Anthony Oliva
7-11 River Street
Dorchester

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from retail stores to three apartments
and retail store; erect one-story roof addition.

Violation(s): Insufficient lot area, width, frontage, open space,
front, side, and rear yards.

VOTED: In reference to petition Z-8598, Anthony Oliva,
7-11 River Street, Dorchester, for eight variances
for change of occupancy from retail stores to
three apartments and retail store and erect
one-story roof addition in a local business (L-.5)
district, the Boston Redevelopment Authority
recommends deferral of hearing until appellant
reviews development plans with Authority. Concerns
are: density, design, commercial use, and
off-street parking.



Z-8598 7-11 RIVER ST. DORCHESTER



Z-8599 37 ERIE ST. DORCHESTER

Board of Appeal Referrals

5/15/86

Hearing: 5/22/86 Z-8600
Laurence Fosgate & William Perry
592 Columbus Avenue
Boston

Site: Four-story structure

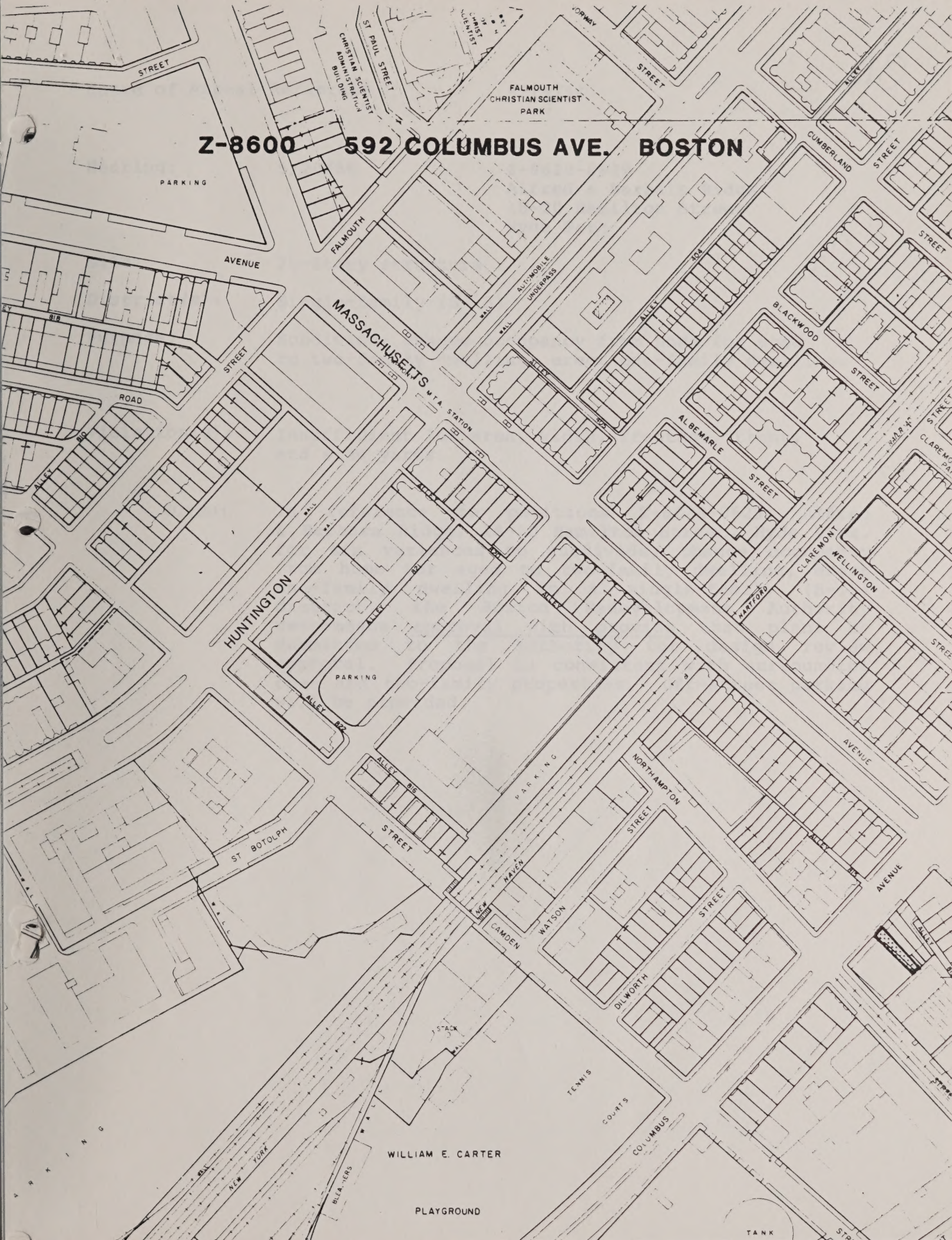
District(s): General business (B-2)

Purpose: Change occupancy from four to five apartments.

Violation(s): Excessive floor area ratio.
Insufficient open space.

VOTED: In reference to petition Z-8600, Laurence Fosgate & William Perry, 592 Columbus Avenue, Boston, for forbidden use and two variances for change of occupancy from four to five apartments in a general business (B-2) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant has reviewed plans with South End Historical Society and the Claremont Neighborhood Association. Basement apartment should comply with Inspectional Services Commissioner's Bulletin 85-1, September 25, 1985.

Z-8600 592 COLUMBUS AVE. BOSTON



Hearing: 5/20/86 Z-8628-8629
Alfred & Barbara Ridge
18-20 Hamilton Street
Hyde Park

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Subdivide; change occupancy from home for aged
to two-family dwelling; erect one-family dwelling.

Violation(s): Insufficient lot area, width, frontage, front,
and side yards.

VOTED: In reference to petitions Z-8628-8629, Alfred
& Barbara Ridge, 18-20 Hamilton Street, Hyde Park,
for six variances to subdivide, change occupancy
from home for aged to two-family dwelling, erect
one-family dwelling in a single-family (S-.5)
district, the Boston Redevelopment Authority
recommends approval with proviso that plans be
submitted to the Authority for design review
approval. Proposal is consistent with surrounding
one- and two-family properties. Off-street parking
will be provided.



Z-8628-8629

18-20 HAMILTON ST. HYDE PARK

Board of Appeal Referrals

5/15/86

Hearing: 5/27/86 Z-8631
Draz Realty Trust
22A Myrtle Street
Boston

Site: Three-story structure

District(s): Apartment (H-2-65)

Purpose: Subdivide.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-8631, Draz Realty Trust, 22A Myrtle Street, Boston, for variance to subdivide in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Subdivision of one-family residential structure from one-story commercial structure. No exterior changes.

Z-8631 22A MYRTLE ST. BOSTON



Z-8631

22A MYRTLE ST. BOSTON

Hearing: 5/22/86 Z-8633-8634
Russell T. Britt
100-102 East Brookline Street
Boston

Site: 2½-Story structure

District(s): Manufacturing (M-2)

Purpose: Legalize occupancy as two four-apartment structures.

Violation(s): Dwelling converted for more families is forbidden use.

Extension of nonconforming use.

VOTED: In reference to petitions Z-8633-8634, Russell T. Britt, 100-102 East Brookline Street, Boston, for two forbidden uses and two variances to legalize occupancy as two four-apartment structures in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant has reviewed plans with Worcester Square Neighborhood Association. No record of legal occupancy for these row structures.



Z-8633-34

100-102 EAST BROOKLINE ST. BOSTON

Board of Appeal Referrals

5/15/86

Hearing: 5/22/86 Z-8636
Peggy Huddleston & Jerry Missel
259 Marlborough Street
Boston

Site: 3½-Story structure

District(s): Apartment (H-3-65)

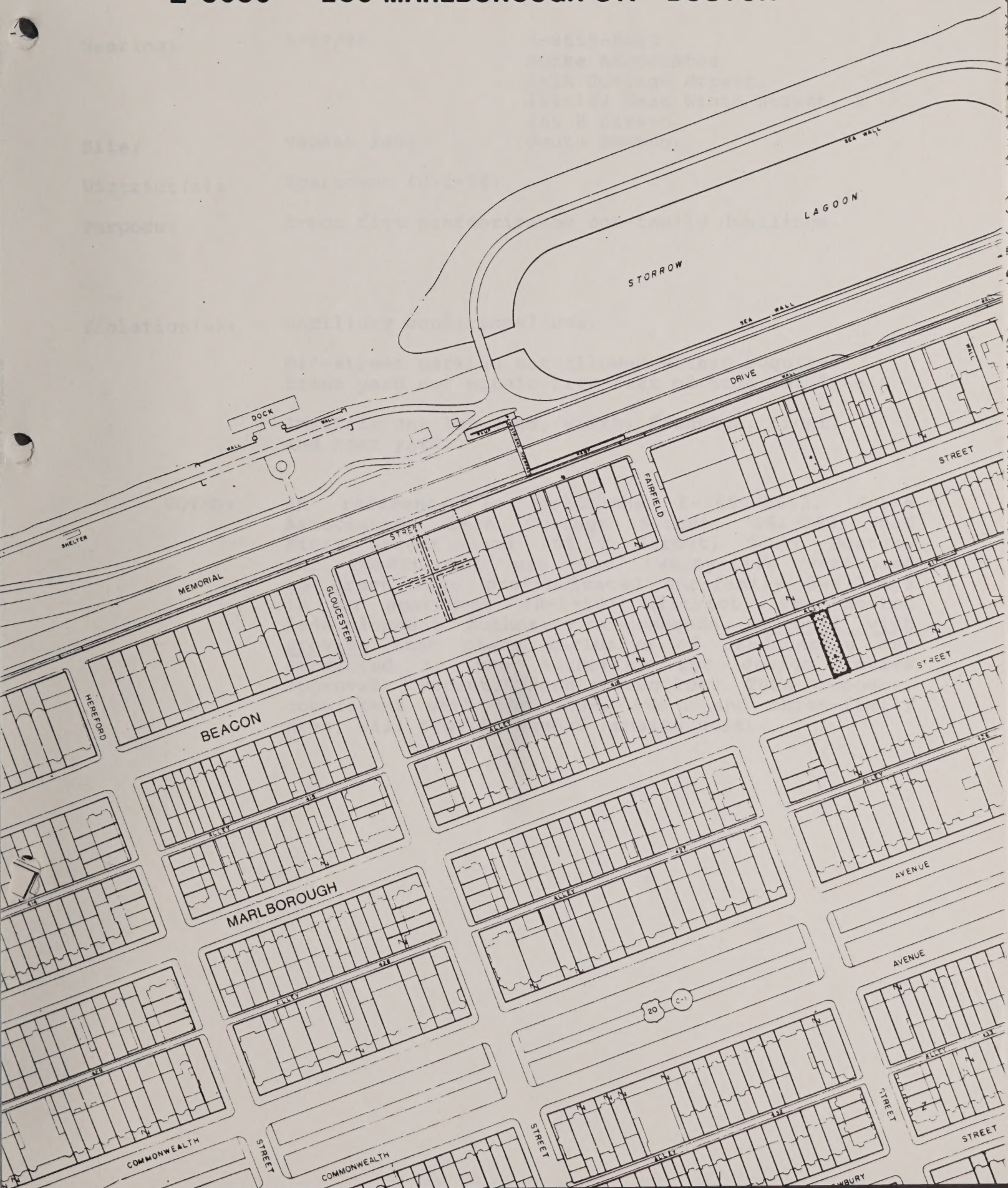
Purpose: Erect one-story addition to seven-unit apartment structure.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-8636, Peggy Huddleston & Jerry Missel, 259 Marlborough Street, Boston, for two variances to erect one-story addition to seven-unit apartment structure in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval. Kitchen, family room, and study addition to apartment unit. Back Bay Architectural Commission has granted certificate of appropriateness.

Z-8636 259 MARLBOROUGH ST. BOSTON



Hearing: 5/27/86 Z-8659-8663
Burke Associates
1-1A Cottage Street,
161-163 West Ninth Street, &
165 E Street
Site: Vacant land South Boston
District(s): Apartment (H-1-50)
Purpose: Erect five prefabricated one-family dwellings.

Violation(s): Ancillary conditional use.

Off-street parking not allowed within required front yard nor within five feet of side lot line.

Insufficient lot area, width, frontage, front, and rear yards.

VOTED: In reference to petitions Z-8659-8663, Burke Associates, 1-1A Cottage Street, 161-163 West Ninth Street, and 165 E Street, South Boston, for conditional use and twenty-five variances to erect five prefabricated one-family dwellings in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of landscaping are submitted to the Authority for design review approval. Vacant, trash strewn lot. This proposal, consistent with the one-, two-, and three-family area, will provide needed housing units.



2- 8659-8663

1-1A COTTAGE ST.

161-163 WEST NINTH ST.

165 E ST.

SOUTH BOSTON

Hearing: 5/22/86 Z-8670
Robert Finnerty
33 Johnson Street
West Roxbury

Site: 1½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-8670, Robert Finnerty, 33 Johnson Street, West Roxbury, for variance to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval only with proviso that plans be submitted to the Authority for design review approval. No objection to family room addition per se; design review process should alleviate side yard concern. Appellant states abutter has indicated support.



Z-8670 33 JOHNSON ST. WEST ROXBURY

Board of Appeal Referrals

5/15/86

Hearing: 5/20/86 Z-8690
Italian American War Veterans, Inc.
60 Paris Street
East Boston

Site: Three-story structure

District(s): General business (B-1)

Purpose: Change occupancy from fire station to veterans' post and hall.

Violation(s): Insufficient setback of parapet.

VOTED: In reference to petition Z-8690, Italian American War Veterans, Inc., 60 Paris Street, East Boston, for variance for change of occupancy from fire station to veterans' post and hall in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. In 1982, Authority recommended approval and Board of Appeal granted approval of similar proposal. However, appellant inadvertently failed to complete permit process. Adjacent East Boston Savings Bank has provided use of employees parking lot for veterans' post. Commercial area, no detrimental impact.



Z-8690

60 PARIS ST. EAST BOSTON

Board of Appeal Referrals

5/15/86

Hearing: 5/22/86 Z-8712-8713
District 13 Associates, Inc.
28-34 Seaverns Avenue
Jamaica Plain

Site: 2½- and 3½-story structures (former District 13
Police Station)

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from ten to twelve apartments;
legalize occupancy as two apartments.

Violation(s): Dwelling converted for more families is forbidden
use.

At variance with prior decision of Board of Appeal.

Insufficient lot area and open space.

Excessive floor area ratio.

In reference to petitions Z-8712-8713, District 13 Associates, Inc., 28-34 Seaverns Avenue, Jamaica Plain, for two forbidden uses and five variances for change of occupancy from ten to twelve apartments and legalize occupancy for two apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that the City of Boston (appellant) settlement agreement be made part of Board of Appeal decision. Negotiations between City of Boston and appellant have resulted in settlement agreement and subsequently this appeal. Nine of proposed apartments will be offered to low- and moderate-income families at below-market prices.



Z-8712-13

28-34 SEAVERNS ST. ROXBURY